

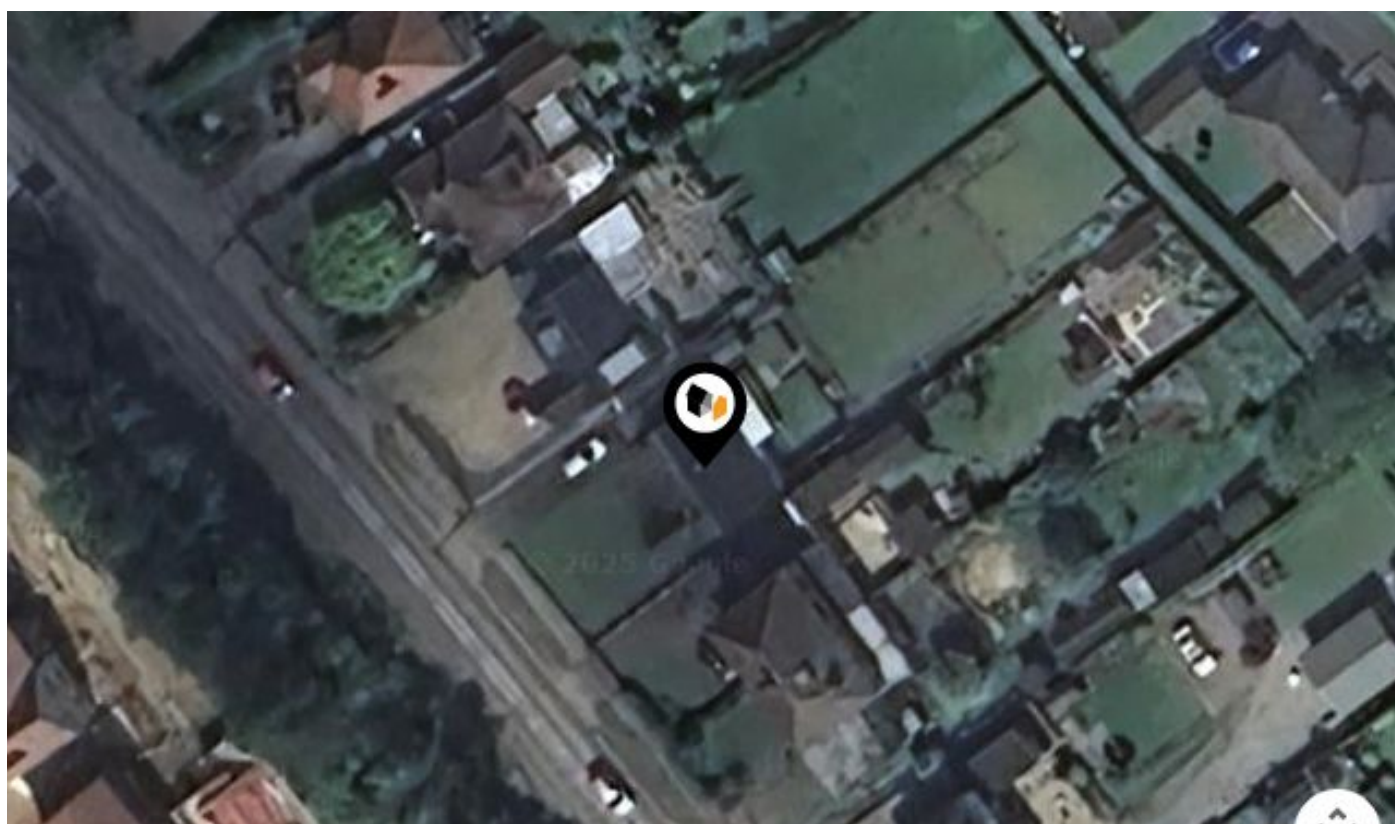


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 21<sup>st</sup> April 2025**



**88, STOWMARKET ROAD, NEEDHAM MARKET, IPSWICH,  
IP6 8DX**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

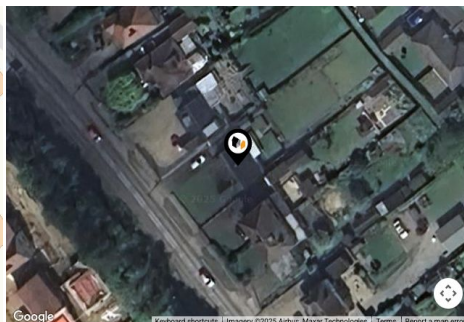
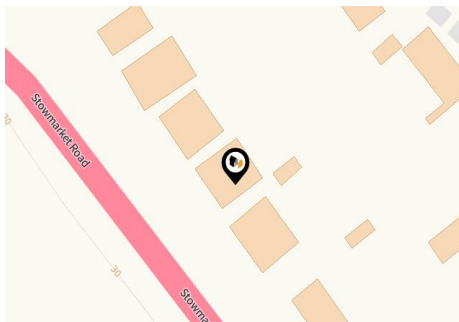
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

















# Property Overview



## Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band D
Annual Estimate:	£2,208
UPRN:	100091088122

## Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	16 mb/s	80 mb/s	- mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning records for: **60 Stowmarket Road Needham Market IP6 8DX**

Reference - 4168/15	
Decision:	Granted
Date:	25th November 2015
Description:	Variation of condition 2 following grant of planning permission 2216/11 to raise height of single storey side extension by 899mm and insert a new window to storeroom.

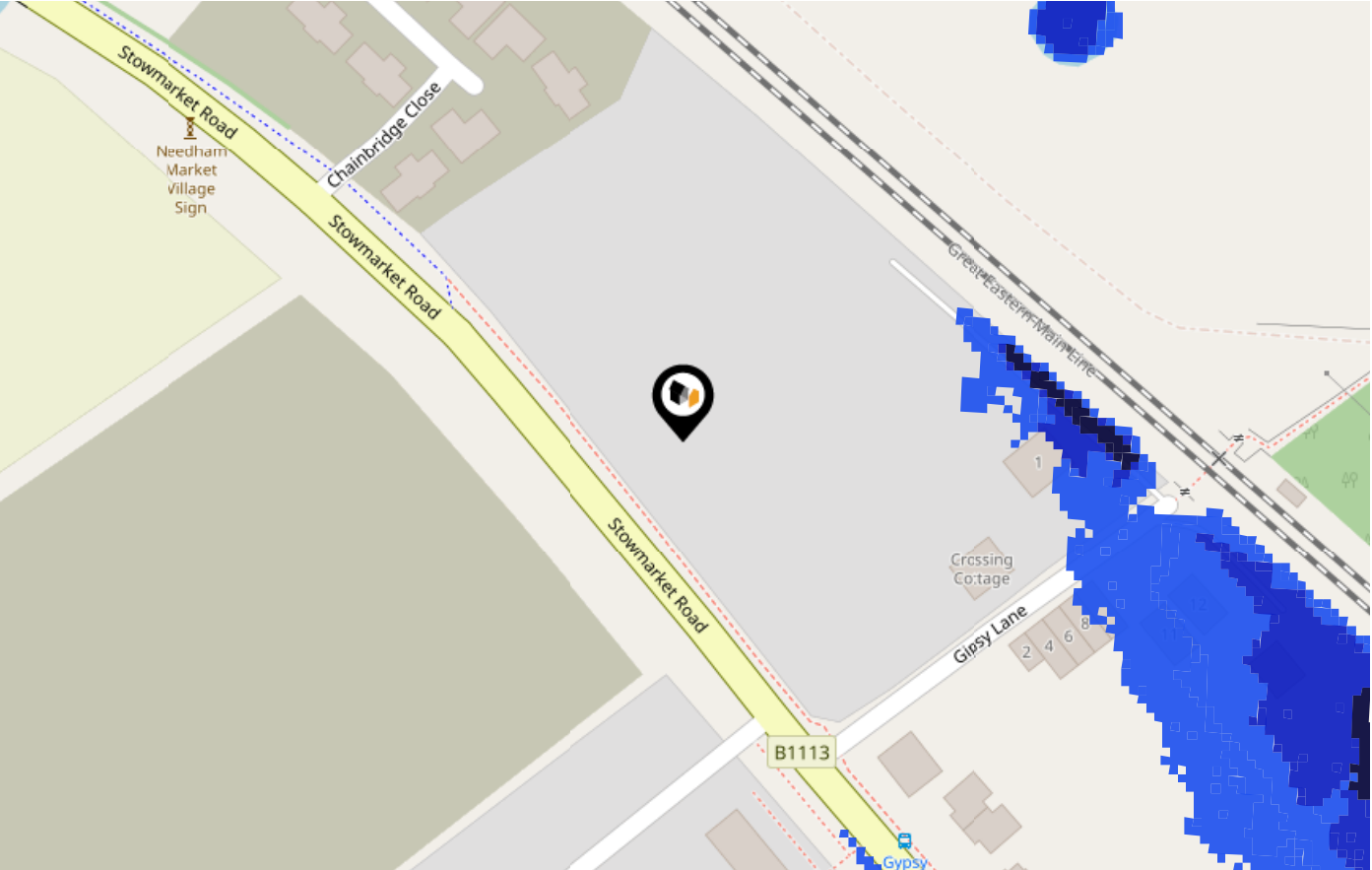
Planning records for: **96 Stowmarket Road Needham Market Ipswich Suffolk IP6 8DX**

Reference - DC/20/02581	
Decision:	Granted
Date:	27th June 2020
Description:	Householder Application - Erection of detached cartlodge/outbuilding (retention of).

# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

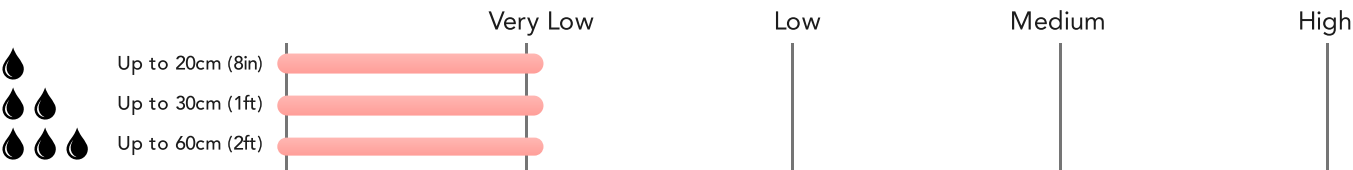


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

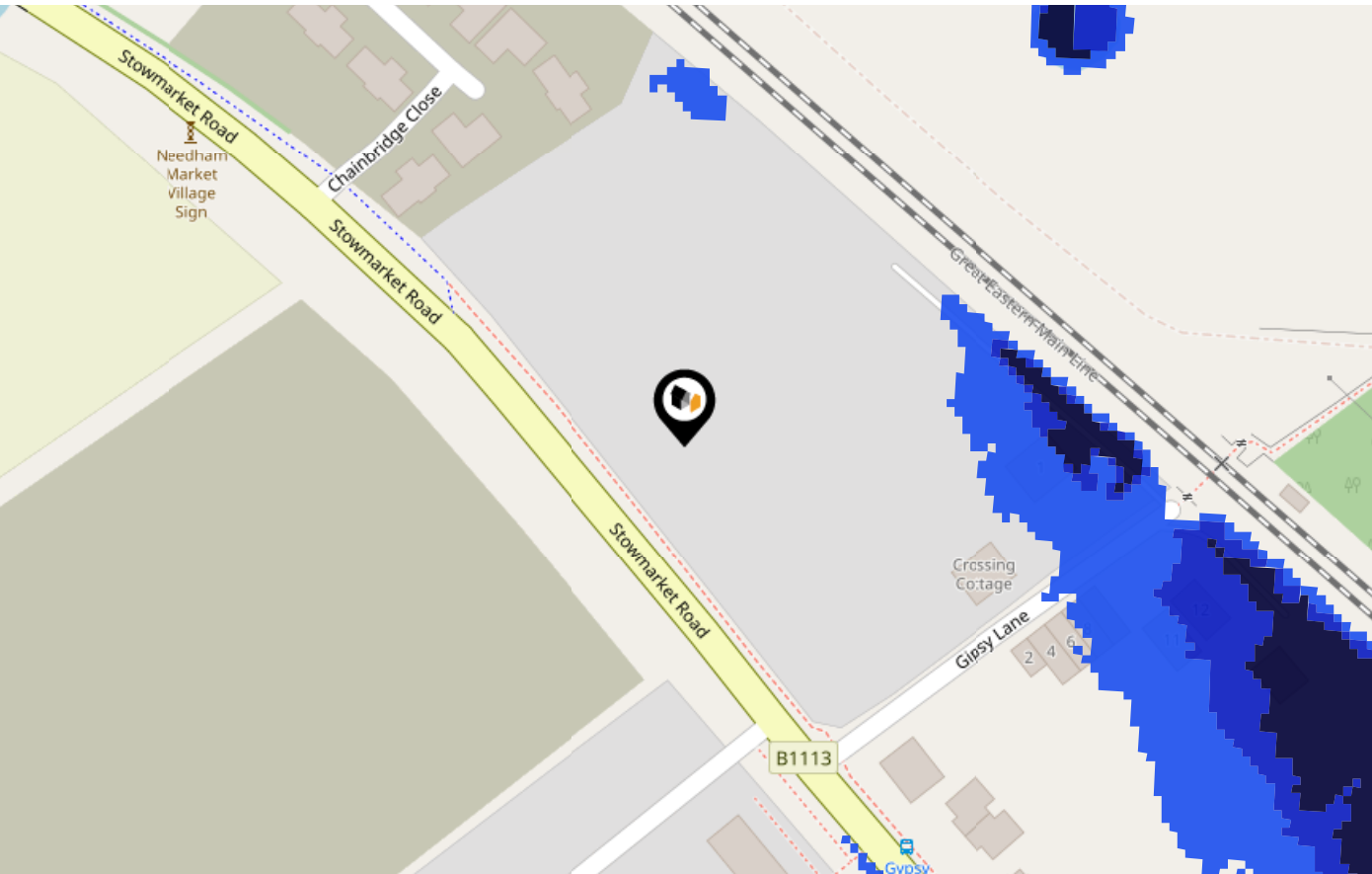
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

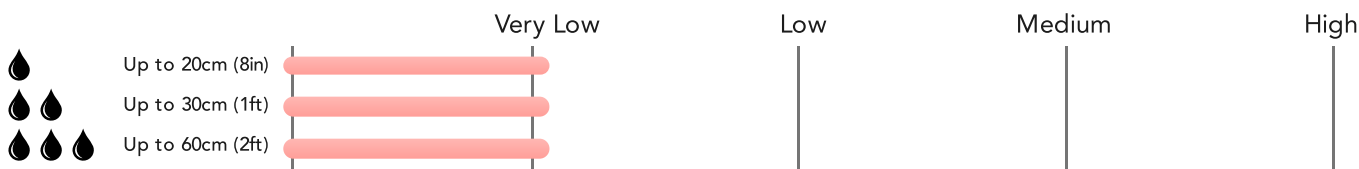


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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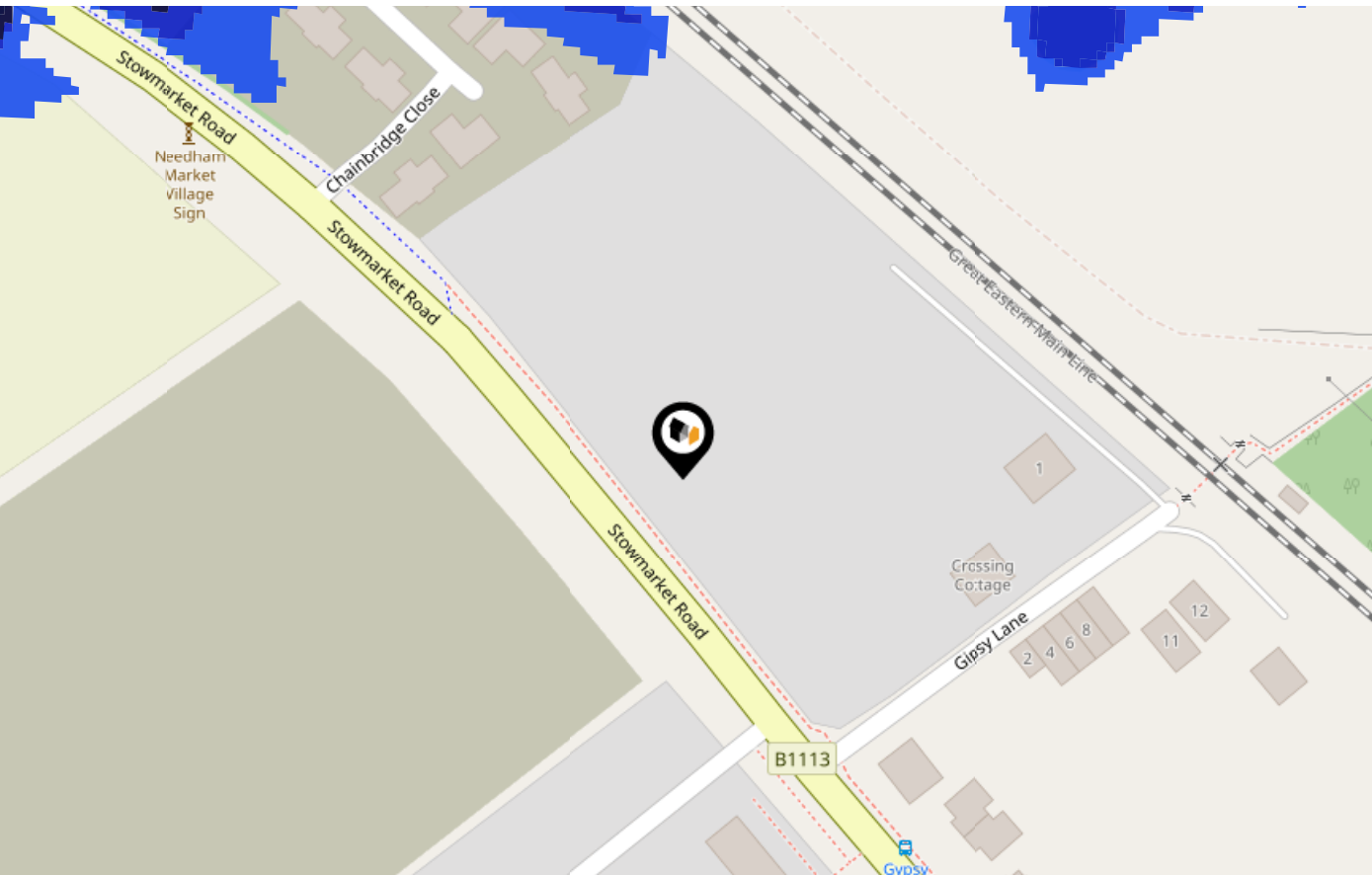
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

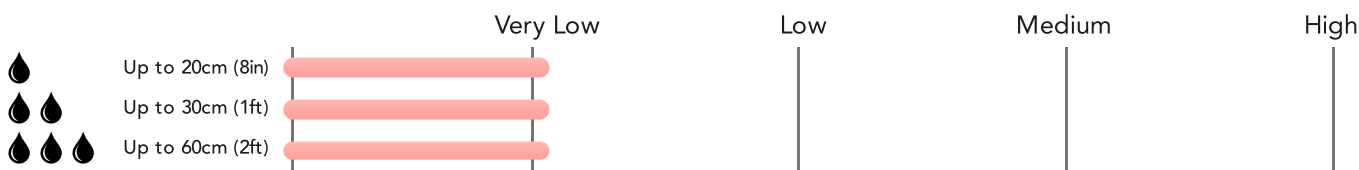


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

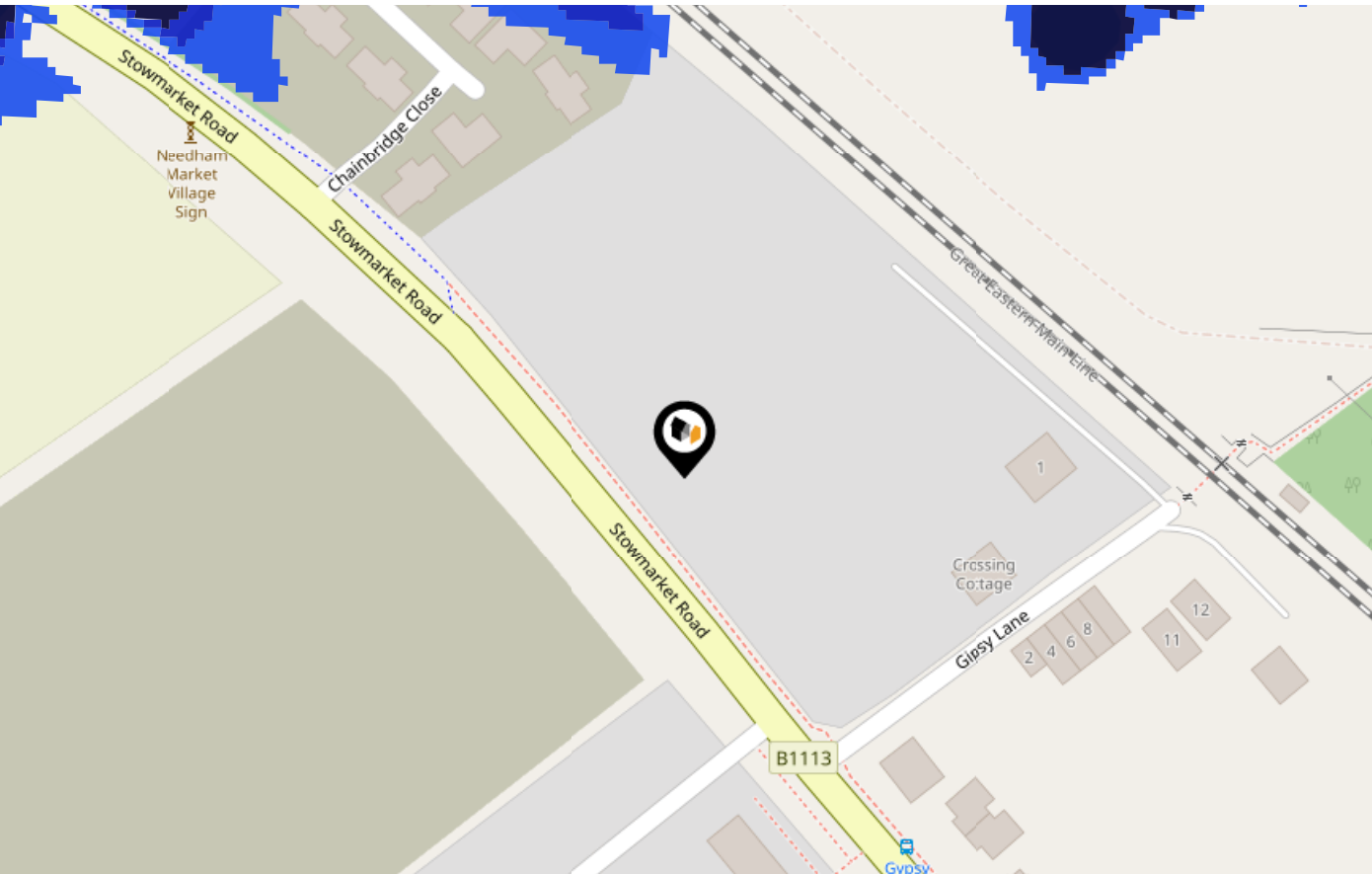




# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

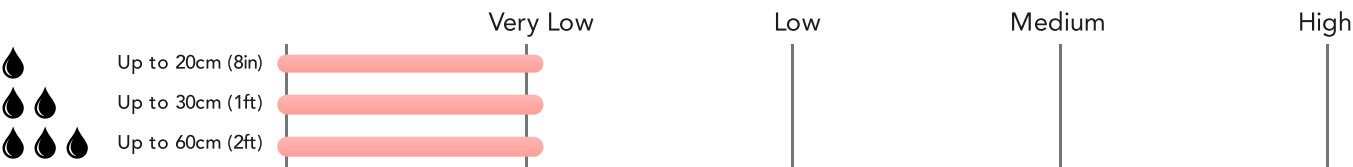


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

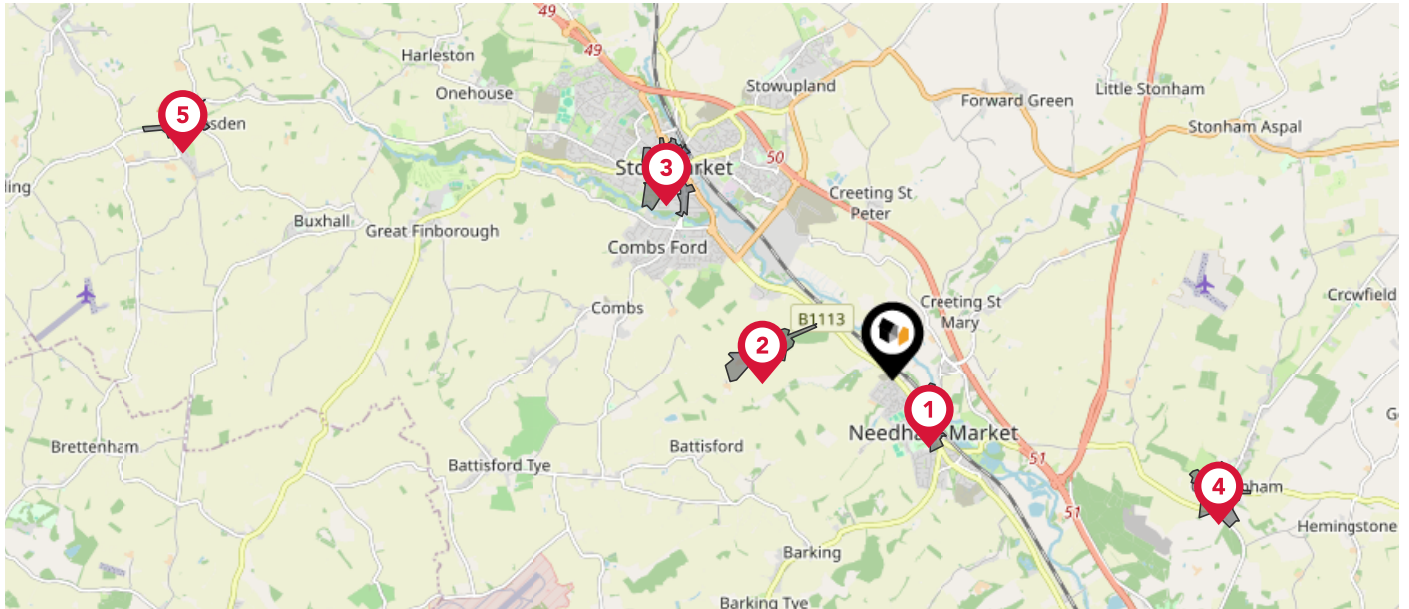
Chance of flooding to the following depths at this property:



# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

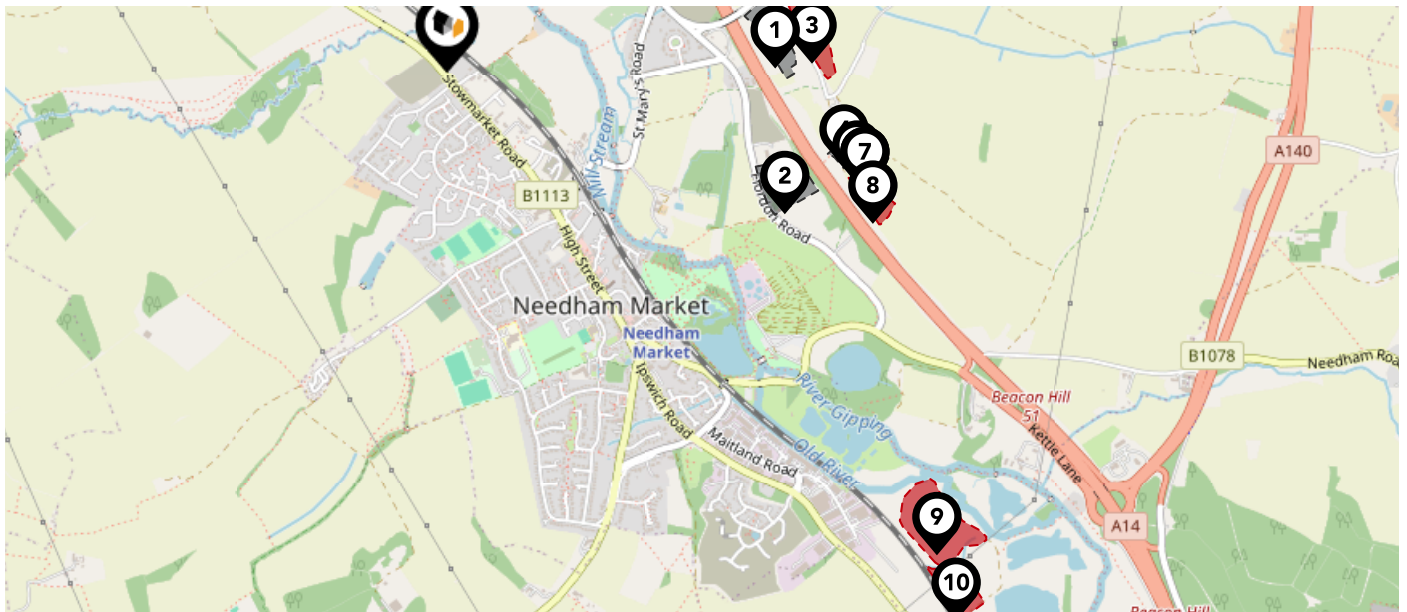
- |   |                |
|---|----------------|
| 1 | Needham Market |
| 2 | Badley         |
| 3 | Stowmarket     |
| 4 | Coddanham      |
| 5 | Rattlesden     |



# Maps

## Landfill Sites

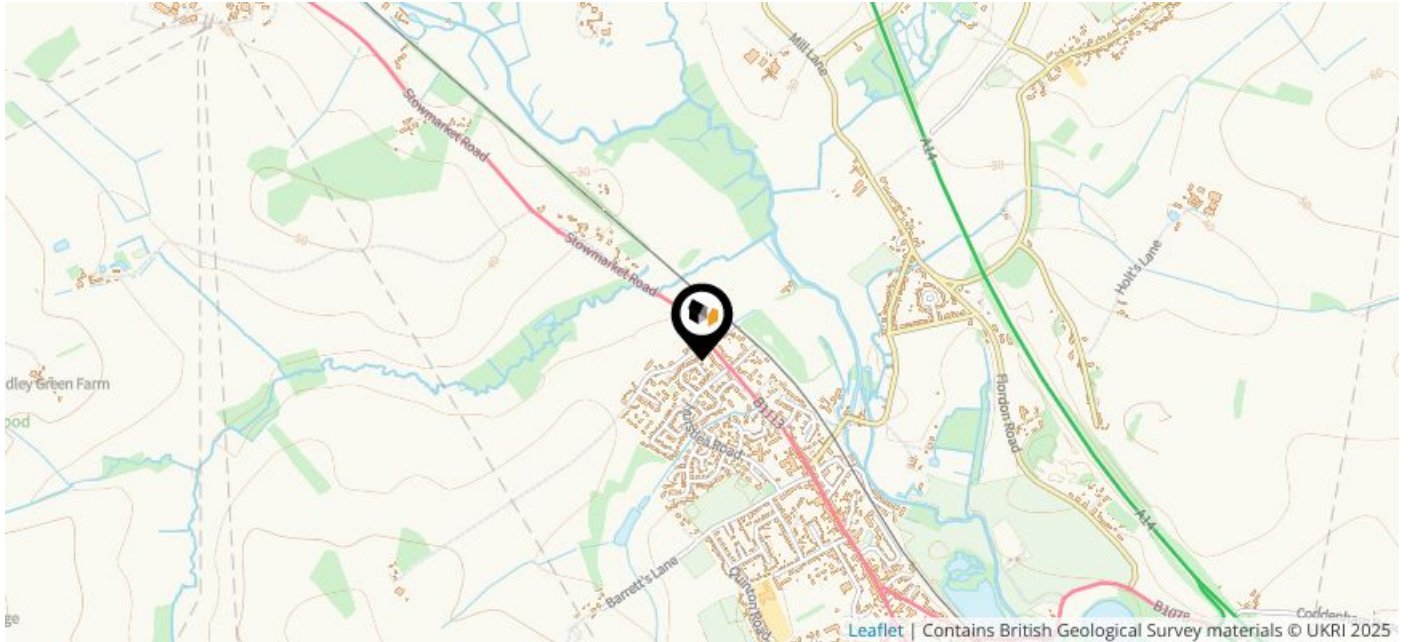
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill	<input type="checkbox"/>
<b>3</b>	EA/EPR/HP3595NX/A001	Active Landfill	<input checked="" type="checkbox"/>
<b>4</b>	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Sally Woods Lane-Creeting St Mary	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Off Sally Wood's Lane-Creeting St Mary	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill	<input type="checkbox"/>
<b>8</b>	EA/EPR/CP3795NU/A001	Active Landfill	<input checked="" type="checkbox"/>
<b>9</b>	EA/EPR/HP3495NM/V005	Active Landfill	<input checked="" type="checkbox"/>
<b>10</b>	EA/EPR/HP3795NH/V003	Active Landfill	<input checked="" type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

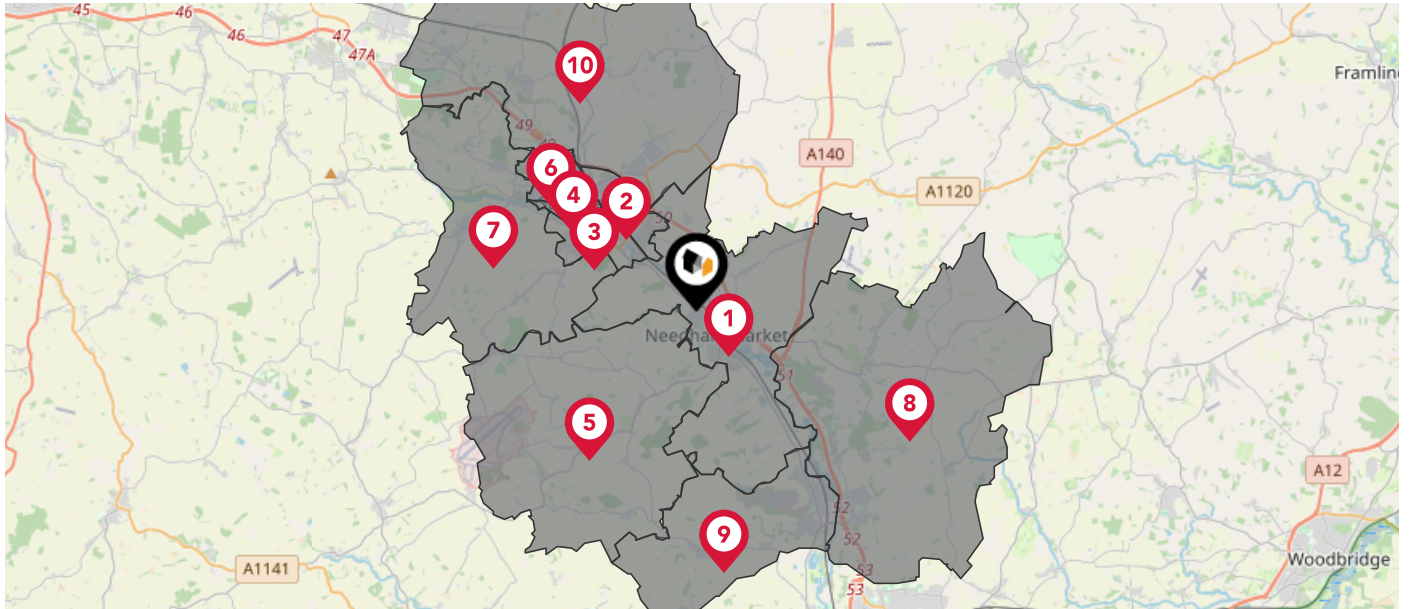
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

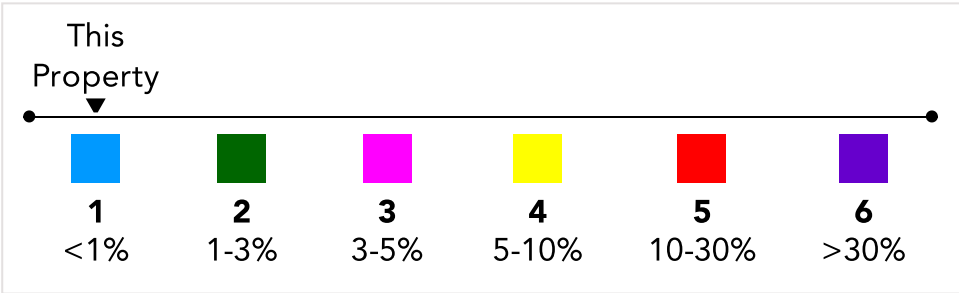
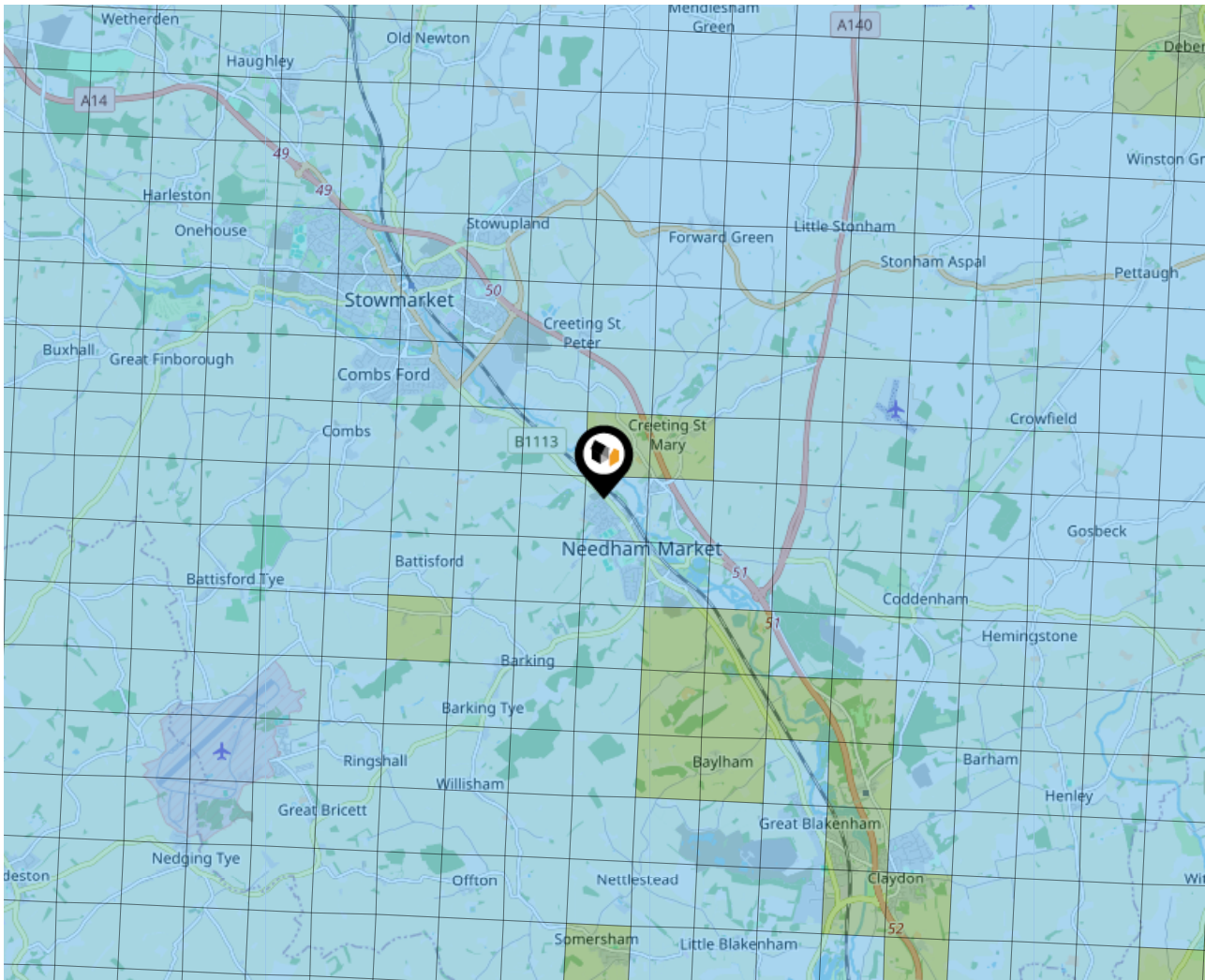


### Nearby Council Wards

- |    |                                       |
|----|---------------------------------------|
| 1  | Needham Market Ward                   |
| 2  | Stow Thorney Ward                     |
| 3  | Combs Ford Ward                       |
| 4  | St. Peter's Ward                      |
| 5  | Battisford & Ringshall Ward           |
| 6  | Chilton Ward                          |
| 7  | Onehouse Ward                         |
| 8  | Claydon & Barham Ward                 |
| 9  | Blakenham Ward                        |
| 10 | Haughley, Stowupland & Wetherden Ward |

### What is Radon?

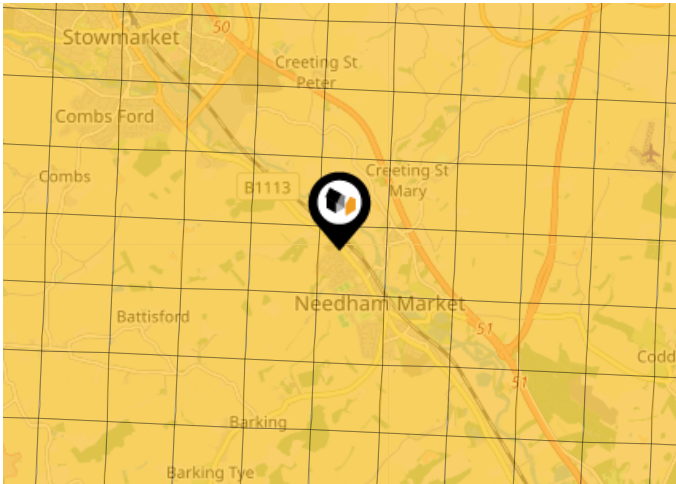
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





Ground Composition for this Address (Surrounding square kilometer zone around property)

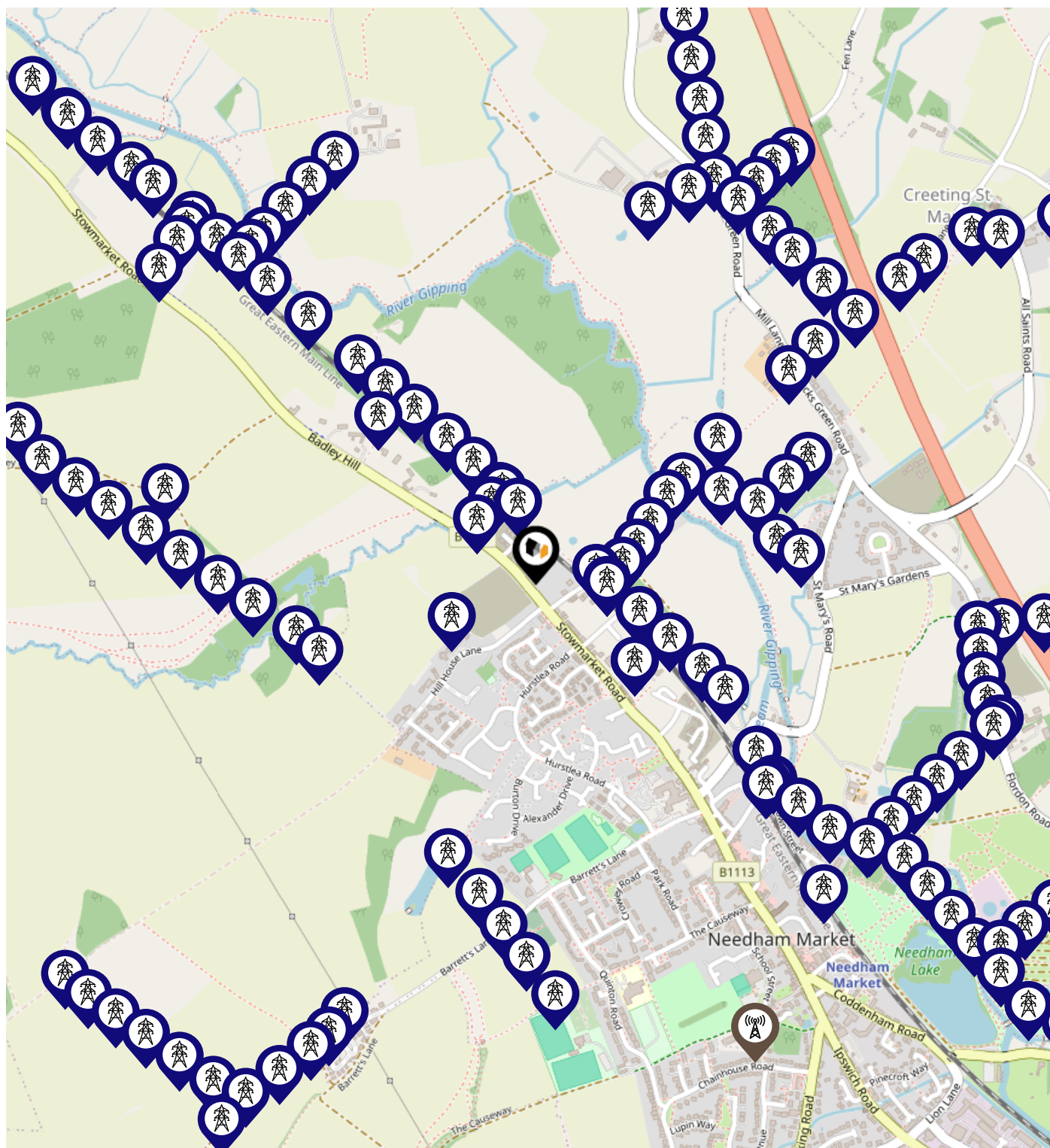
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



## Key:

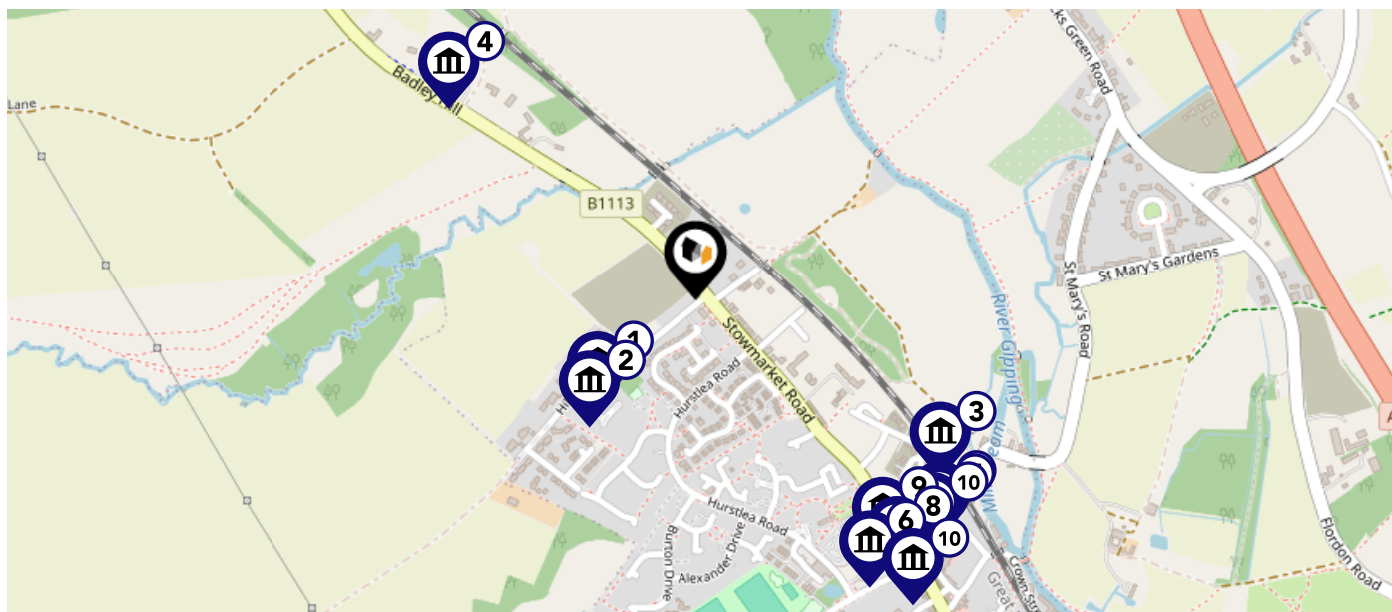
-  Power Pylons
-  Communication Masts














# Maps

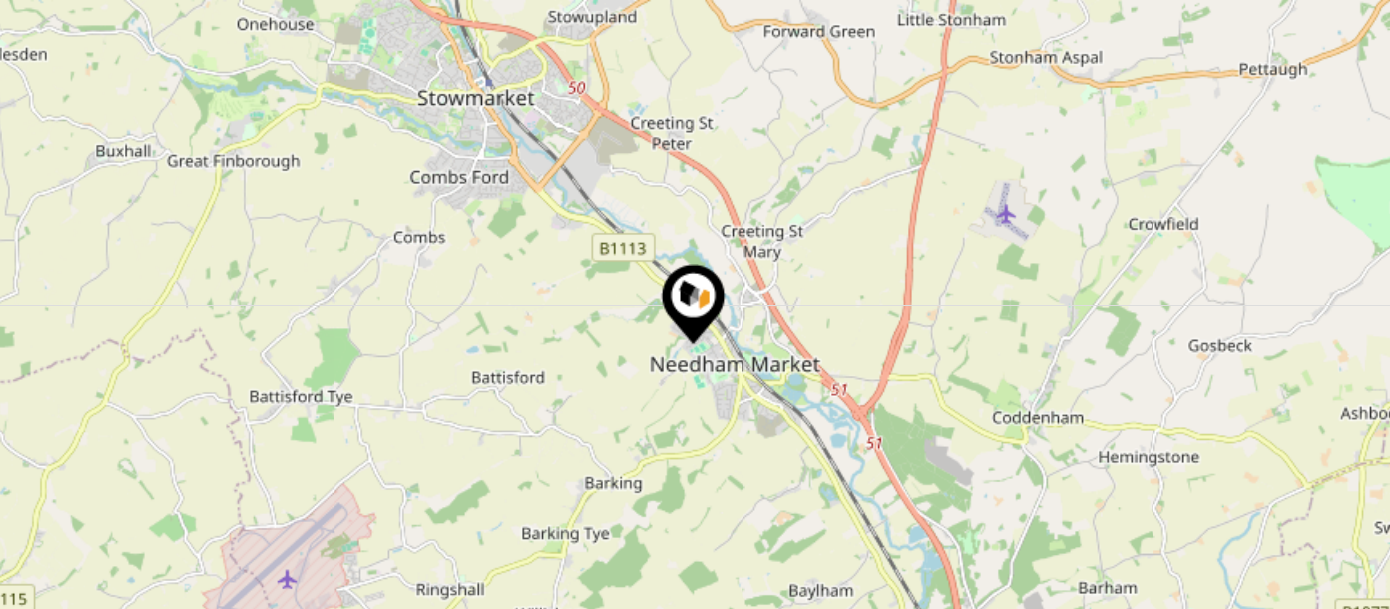
## Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1253685 - Stable 20 Metres North East Of Hill House	Grade II	0.2 miles
	1254384 - Hill House	Grade II	0.2 miles
	1277198 - Valley House	Grade II	0.3 miles
	1231089 - Barn, 20 Metres South East Of Doveshill Farmhouse	Grade II	0.3 miles
	1231766 - 27, Hawksmill Street	Grade II	0.4 miles
	1254005 - 131, High Street	Grade II	0.4 miles
	1232205 - Hawksmill Cottage	Grade II	0.4 miles
	1253678 - 114, High Street	Grade II	0.4 miles
	1253679 - 126 And 128, High Street	Grade II	0.4 miles
	1254285 - Sunset Blinds The Relic Shop	Grade II	0.4 miles
	1232196 - 17, 19 And 21, Hawksmill Street	Grade II	0.4 miles

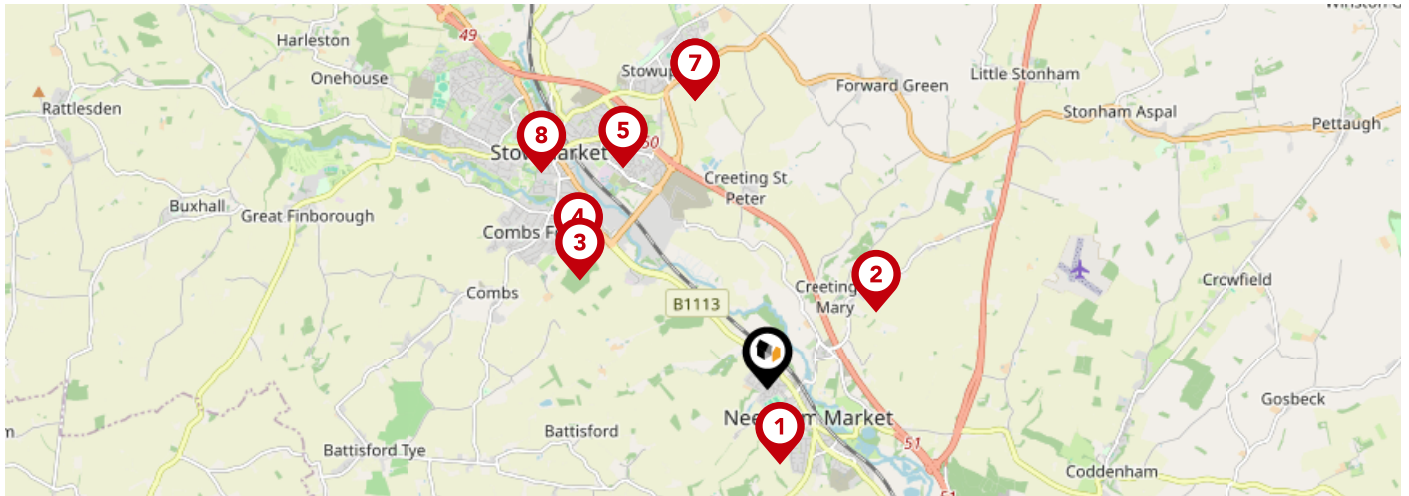
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

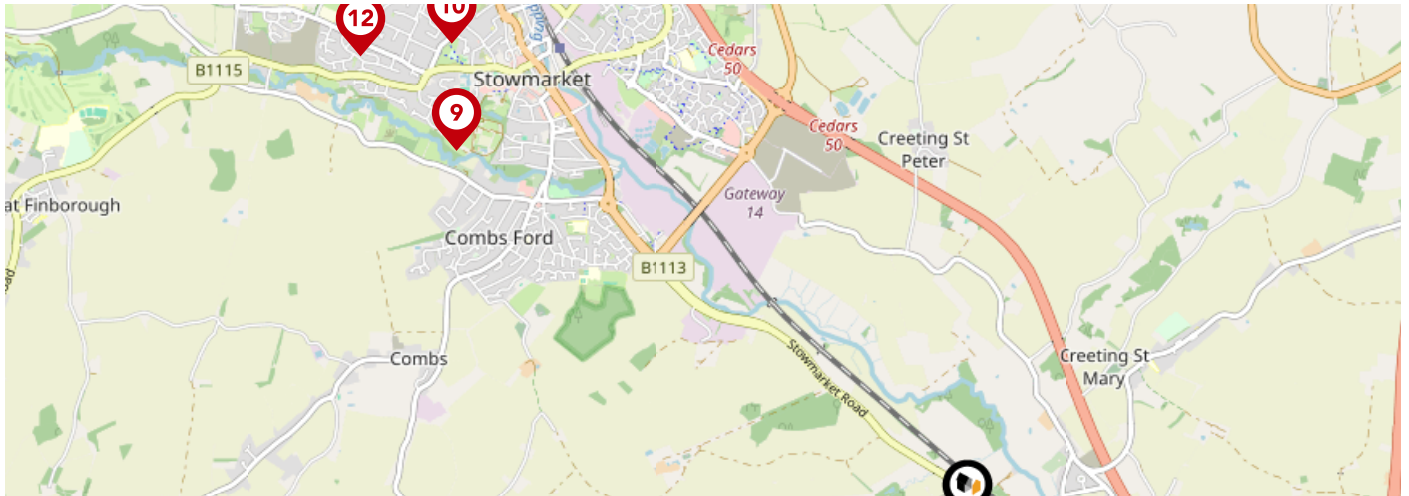
No data available.

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bosmere Community Primary School</b> Ofsted Rating: Good   Pupils: 247   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Creeping St Mary Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Trinity Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Combs Ford Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cedars Park Community Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Freeman Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stowupland High School</b> Ofsted Rating: Requires improvement   Pupils: 1008   Distance:2.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Gable End</b> Ofsted Rating: Good   Pupils: 5   Distance:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

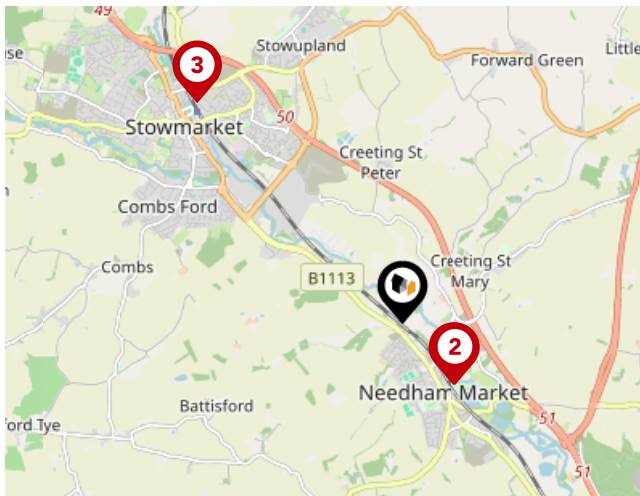


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Abbot's Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 373   Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Chilton Community Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Ringshall School</b> Ofsted Rating: Good   Pupils: 111   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Stowmarket High School</b> Ofsted Rating: Requires improvement   Pupils: 901   Distance:3.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Wood Ley Community Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Olive AP Academy - Suffolk</b> Ofsted Rating: Good   Pupils: 5   Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Grace Cook Primary School</b> Ofsted Rating: Not Rated   Pupils: 104   Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Stonham Aspal Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



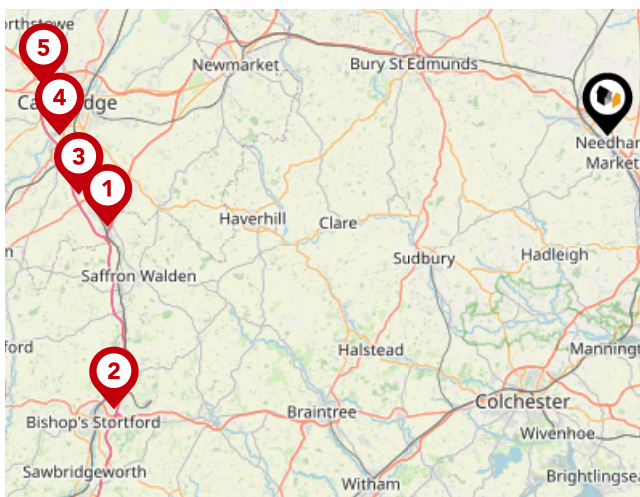
# Area

## Transport (National)



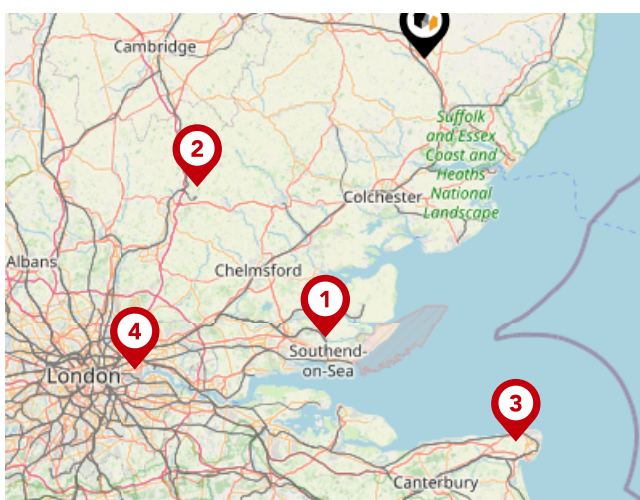
### National Rail Stations

Pin	Name	Distance
1	Entrance	0.73 miles
2	Needham Market Rail Station	0.73 miles
3	Stowmarket Rail Station	2.74 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	37.06 miles
2	M11 J8	41.19 miles
3	M11 J10	38.71 miles
4	M11 J11	39.92 miles
5	M11 J13	41.13 miles

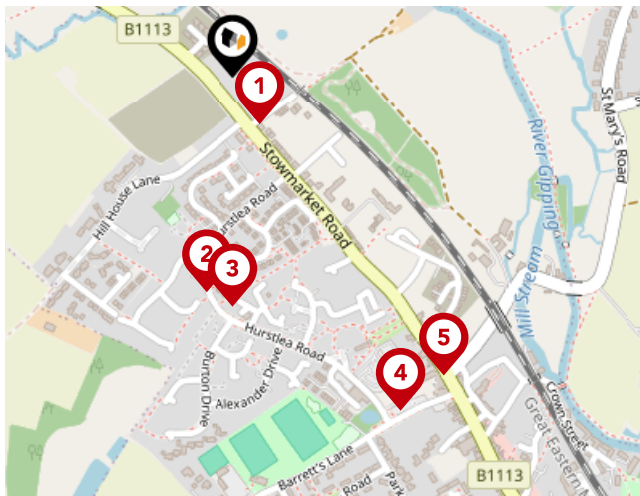


### Airports/Helipads






Pin	Name	Distance
1	Southend-on-Sea	43.43 miles
2	Stansted Airport	38.2 miles
3	Manston	57.88 miles
4	Silvertown	62.23 miles

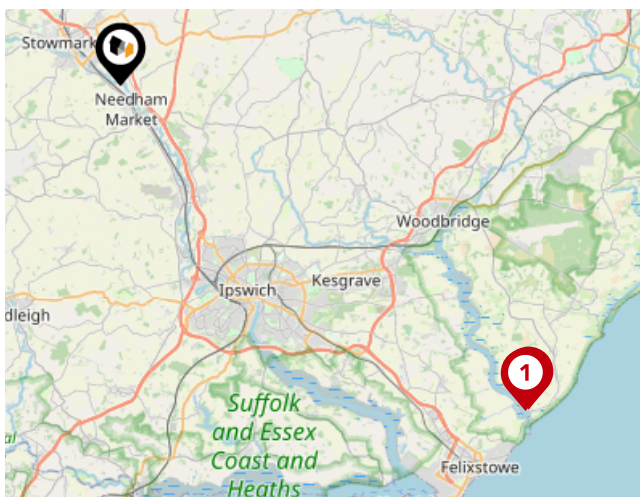
# Area

## Transport (Local)





### Bus Stops/Stations

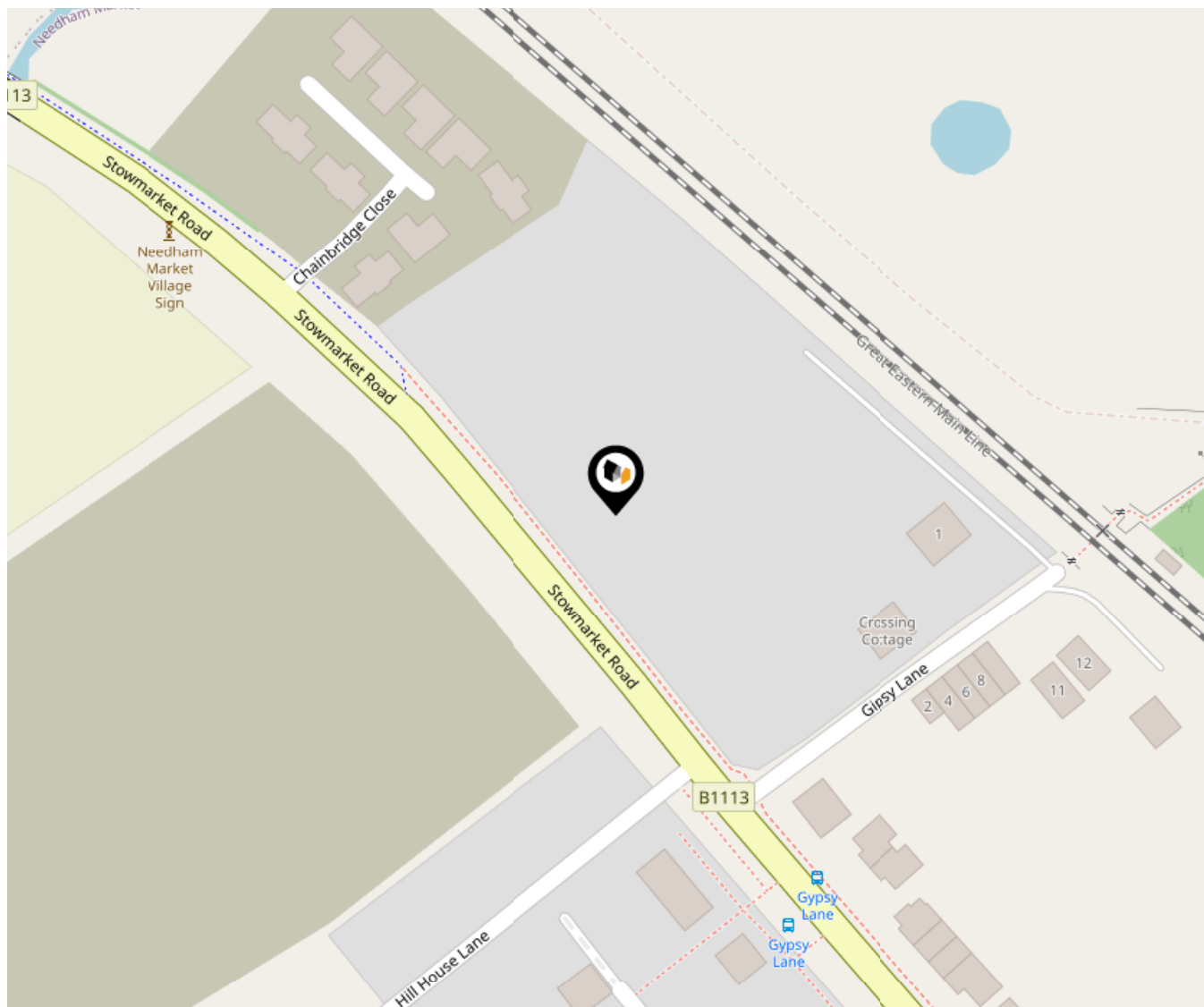
Pin	Name	Distance
	Gipsy Lane	0.06 miles
	Burton Drive	0.25 miles
	Burton Drive	0.26 miles
	Hurstlea Road	0.42 miles
	Council Offices	0.42 miles



### Ferry Terminals

Pin	Name	Distance
	Felixstowe for Bawdsey Ferry Landing	18.92 miles
	Bawdsey Ferry Landing	19 miles





This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# ML Property Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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